

1 **PLANNING BOARD**

2
3 **DRAFT:** Minutes of April 6, 2011

4
5 **Present:** Arnie Rosenblatt, Chairman, Marilyn Peterman, George Infanti, Richard Hart,
6 Mike Dell Orfano, Sally Wilkins, Cliff Harris, and Charlie Tiedemann, Planning Director
7
8 Arnie appointed Marilyn to vote for Gordon Leedy.
9

10 **Minutes of:**

11 2.16.11:

12 Line 82: strike 'how' and add 'view from the' to 'Sullivan house'.
13

14 3.2.11:

15 Line 51: after 'minutes' add 'and all comments' and after 'non-binding for' add
16 'discussion purposes only for the Board'.

17 Line 55: change 'performa' to 'proforma'.

18 Line 74: change 'except' to 'exempt'.
19

20 *Cliff moved approval of the minutes, Mike seconded. All in favor.*
21

22 **Lots 4-151-1 and 4-151-2 Spring Road and Pond Parish Road:** *Lot Line Change and*
23 *Subdivision* – Brett W. Vaughn, Trustee, Brett W. Vaughn Revocable Trust, and Daniel
24 D. Jesseman
25

26 Tom Carr, CWS, from Meridian Land Services and representing the owners presented the
27 plan and a letter requesting waivers for required studies numbers 1 thru 7, including:
28 Fiscal Impact, Environmental Impact, Traffic Impact, Storm Drainage, Water Supply,
29 and Other, as requested. Tom mentioned that this subdivision would create only one new
30 lot. Tom said he is here tonight representing the owners because they were not happy
31 with the original plans approved last year. He noted that the Scenic Road hearing stays
32 the same because we are not changing the previously approved location of the driveway.
33 NHDES has approved the subdivision and the well for Jesseman is no longer encroaching
34 on the new lot.
35

36 Sally asked if the other plan from last year was recorded and Tom replied no.

37 Sally said she always objects to these but it is legal. Charlie said since the other plan was
38 not recorded it is cleaner, and everything is the same as it was and meets all the setbacks.
39

40 *Cliff moved to approve the waivers, George seconded. All in favor to accept the waiver*
41 *requests.*
42

43 *Mike moved to approve the subdivision, George seconded. All in favor.*
44

45 **Lot 6-109 North Meadow Road and NH Route 101:** *Non-Residential Site Plan*
46 *Review (NRSP) of Cell Tower* – Benjamin D. and Sharron L. April – New Cingular
47 Wireless PCS, LLC (“AT& T”)
48

49 Attorney Susan Roberts, from Kreiger and Anderson, LLP, and representing the
50 applicants, introduced Peter Marchant, from KJK Wireless, and Keith Vellante, from C2
51 Systems. Susan noted that we were here on December 15, 2010, and would like to
52 continue our presentation for the remaining items. Amherst Town Counsel recommended
53 that we obtain a Variance from the AZBA, which we did, and now have filed a new
54 application for notification. We would like to go forward and resume our presentation.
55 The points we were here to respond to concerns items that were beyond when the
56 application was considered complete. The only issue is the final height of the tower
57 which will be 103 ft. We have corrected a few things making sure of accurate tree
58 heights. We have addressed a concern for visual screening and have added landscaping
59 on the eastern side of the access drive from North meadow Road. We have added
60 Stockade Fence around the compound, and submitted pictures of trees, with branches to
61 show what the tower will actually look like.

62 Keith showed maps that show the ranges obtained at the two different antenna heights.
63 We also looked at what if transponders were located on Congregational Church.
64

65 Peter noted we added landscaping, changed the fence from an 8 ft high picket to a 8 ft
66 high stockade fence. He pointed out the landscaping completely blocked the access road
67 from the view from North Meadow Road. They will be 20 ft high trees which are a
68 planted at a minimum of 6 ft high that will go straight up drive. He noted there are 400
69 trees above 80 ft.
70

71 Keith to recap: The information shows Amherst center, with surrounding towns. NH
72 Route 101 comes in thru the center and NH Route 101A is in the lower portion along
73 with NH Route 122. The map shows black stars surrounding where AT&T towers are
74 located, and shows where all tree poles were located. The shaded areas are existing
75 coverage from existing facilities. The orange shading is a lower level of service. The
76 main focus is the village center, 101 and 122. Two main roadways of traffic presently are
77 in a gap of coverage. Those are the areas we are trying to cover. The magenta shading
78 fills in the gaps on Rte. 122 N & S and the Rte. 101 village fills in the lower lines. The
79 maps were presented in November of what happens at 80 feet and then questions were
80 asked. We show the zoom in on the areas where there are gaps for service for AT&T. If
81 you go 80 ft., the difference is Baboosic Road then sees a gap open up. It is important to
82 note towers intended for network wide antennas need clear view with no obstructions.
83

84 The Congregational Church tower placement – 55 ft. that would fit in with the network.
85 The problem is that the low height would open gaps on Rte.122 N and S and Rte. 101.
86 There would remain a gap that has the same gaps as we have
87 today.
88

89 Cliff asked what is PCS? Keith responded personal communication. Cliff continued what
90 season did you use for mapping? Keith answered fall to winter. They are filling in gaps.

91 Sally stated different frequencies are carried by different carriers.

92
93 Mike asked about the elevation of the ground at the base of tower? Keith said it was at
94 310 ft. above sea level. Mike asked if you are looking for a 413 ft. (above sea level)
95 structure and will anyone have to come back to approve to hang another co-locator on
96 this tower? We have had other users where they have had to come back to strengthen the
97 tower. Peter said the tower can be built for numerous carriers. Mike asked if this is being
98 built to carry the maximum carriers. Peter answered yes and we talked to the Deputy
99 Chief about the tower and it's acceptable to AT&T to add Town facilities (subject to their
100 review). George had no knowledge of it. If AT&T can commit to that it would be nice. I
101 would have to check with the Chief. AT&T is willing to do this if needed. Mike asked to
102 allocate room for a what if? George said we would have to know before. Peter said if we
103 knew that beforehand at 103 ft. we would build it structurally to accept the Towns
104 equipment. Mike said I don't want to hold them up on a decision they've
105 been waiting for months for. Cliff asked about poles, fake branches are done around the
106 pole on each section, but nothing is done below that. I don't want to see a pole then a
107 tree. Peter said the branches would extend down the pole, which will be brown. Mike is
108 there a potential to cure an ugly tree if people complain, and can we come back to you?
109 Peter responded no, we will try get to a match to what is there and it will match in. High
110 density pine needles and branches can survive a storm.

111
112 Sally asked about a new pole in Bedford on Rte. 101 at the Mobil station? Is it in your
113 review? Sally asked what this pole will cover? Cliff said it would not cover Amherst.
114 Keith noted we did include poles in Bedford. Sally said this pole is closer to Amherst.
115 Marilyn asked is this pole going to give you the coverage you need? Keith said no.

116
117 Arnie asked did show the trees? Susan then gave out pictures of the tree pole that AT&T
118 wants to install. Sally said this one is better. Susan then showed a medium density tree
119 branch to the Board. Mike felt he was picking out furniture. Peter noted that if it's not in
120 use the tower will come down. Peter explained to Marilyn how satellite phones work.
121 Arnie asked if any abutters were present. There was none that had any comments.

122
123 *Cliff moved to approve the tower as presented at 103 ft. and to be fit up for other*
124 *providers as necessary and with high to medium density branches and needles extending*
125 *down below the existing tree canopy, and the right to allow the Town to use the tower,*
126 *provided the Town is to give At&T the specifications for their use, and that a bond will be*
127 *posted, before construction begins, to cover the removal of the tower if required. George*
128 *seconded. All in favor.*

129
130 Arnie asked about the Federal Lawsuit against the Town in this matter and Susan
131 responded that it had been mutually dismissed.

132
133 Regional Impact:

134
135 Lots 4-148-3 and 4-50 Spring Road – Lot line change
136

137 *Cliff moved no regional impact and George seconded. All in favor.*
138
139 Lot 8-57 NH Route 101 – NRSP for Winery
140
141 *Sally moved regional impact to Bedford and Mike seconded. All in favor.*
142
143 *George moved to adjourn at 8:50 pm, Mike seconded. All in favor.*